

AN ORDINANCE OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO'S COMPREHENSIVE ZONING ORDINANCE NO. 00-11-01, ARTICLE II, SECTION 1 (ZONING DISTRICTS ESTABLISHED AND DEFINITIONS), ARTICLE II, SECTION 2 (EQUIVALENCY TABLE), ARTICLE II, SECTION 3 (USE OF LAND AND BUILDINGS), ARTICLE II, SECTION 4 (DEFINITIONS), ARTICLE III, SECTION 1, PARAGRAPH 8 (ORIGINAL TOWN RESIDENTIAL DISTRICT), ARTICLE III, SECTION 2, PARAGRAPH 5 (ORIGINAL TOWN COMMERCIAL DISTRICT), ARTICLE IV, SECTION 2 (LANDSCAPE REQUIREMENTS), ARTICLE IV, SECTION 4 (OFF-STREET PARKING AND LOADING REQUIREMENTS), ARTICLE IV, SECTION 5 (SCREENING FENCE AND WALL REQUIREMENTS), ARTICLE IV, SECTION 9 (SPECIAL AND ADDITIONAL SUPPLEMENTARY REQUIREMENTS); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that the Comprehensive Zoning Ordinance No. 00-11-01 should be amended to eliminate zoning districts Single Family-6 (SF-6) and Original Town District (OT) and replacing those zoning districts with Original Town Residential (OTR) and Original Town Commercial (OTC); and

WHEREAS, the City Council has investigated and determined that Article II, Section 1 (Zoning Districts Established and Definitions), Article II, Section 2 (Equivalency Table), Article II, Section 3 (Use Of Land And Buildings), Article II, Section 4 (Definitions), Article III, Section 1, Paragraph 8 (Original Town Residential District), Article III, Section 2, Paragraph 5 (Original Town Commercial District), Article IV, Section 2 (Landscape Requirements), Article IV, Section 4 (Off-Street Parking and Loading Requirements), Article IV, Section 5 (Screening Fence and Wall Requirements), Article IV, Section 9 (Special and Additional Supplementary Requirements) of the City of Frisco, Texas' ("Frisco") Comprehensive Zoning Ordinance No. 00-11-01, should be amended; and

WHEREAS, the City of Frisco, Texas ("Frisco") has complied with all notices and public hearings as required by law; and

WHEREAS, the City Council finds that it will be advantageous, beneficial and in the best interest of the citizens of Frisco to amend Frisco's Comprehensive Zoning Ordinance No. 00-11-01 as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Article II, Section 1 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01.

A. Article II, Section 1, of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for Established Zoning Districts and Definitions is hereby amended to remove the following:

SECTION 1

ZONING DISTRICTS ESTABLISHED AND DEFINITIONS

1.01 The following zoning districts are hereby removed from the list of Established Zoning Districts:

Abbreviated Designation	Zoning District Name
SF-6	Single Family Residential District-6
OT	Original Town

1.02 **DEFINITIONS AND PURPOSE OF ZONING DISTRICTS (BASE ZONING DISTRICTS)**

The following definitions are hereby removed from the list of Established Zoning Districts:

SF-6 - SINGLE FAMILY RESIDENTIAL DISTRICT - 6: The SF-6 Single Family Residential District is designed specifically for the "Old Donation" section of the City, a recognized subdivision of land. The SF-6 standards will provide for a suitable residential environment for family life on small parcels of land. Platted lots in the "Old Donation" are in twenty-five-foot widths with a preponderance of ownerships in a multiple of this width. Therefore, standards are set forth in this District which accommodate the original platting by Article III, Section 1(8.04)(G)(4) below, as well as the preferable standard for a minimum fifty-foot lot width, or two platted lots constituting a building site.

OT - ORIGINAL TOWN: The development standards in the OT District are designed to maintain and encourage development with the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land. Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of Frisco.

B. Article II, Section 1, of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for Established Zoning Districts and Definitions is hereby amended to include the following:

SECTION 1
ZONING DISTRICTS ESTABLISHED AND DEFINITIONS

1.01 The City of Frisco, Texas is hereby divided into the following zoning districts. The use, height and area regulations as set out herein apply to each district. The districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
OTR	Original Town Residential
OTC	Original Town Commercial

1.02 **DEFINITIONS AND PURPOSE OF ZONING DISTRICTS (BASE ZONING DISTRICTS)**

OTR - ORIGINAL TOWN RESIDENTIAL: The OTR District is established to preserve areas of primarily residential character with the downtown area. Due to the historic nature of these areas, the district seeks to enhance and protect the residential core of the downtown while providing infill opportunities and encouraging renovation of existing structures.

OTC - ORIGINAL TOWN COMMERCIAL: The OTC District is established to preserve areas of primarily commercial character with the downtown area. Due to the historic nature of this area, the district seeks to enhance and protect the commercial core of the downtown while providing infill opportunities and limiting "heavier" uses.

SECTION 3: Amendment to Article II, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article II, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for an Equivalency Table identifying zoning districts previously adopted is hereby amended to include the following:

SECTION 2

EQUIVALENCY TABLE

Equivalency Table - The following table will identify zoning districts adopted in previous Ordinances and the District which now applies in this Ordinance to those Districts:

Abbreviated Designation Ord. 93-07-11 and This Ordinance	Abbreviated Designation This Ordinance	Zoning District Name
SF-6	OTR	Original Town Residential
OT	OTC	Original Town Commercial

SECTION 4: Amendment to Article II, Section 3 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article II, Section 3 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for Use of Land and Buildings is hereby amended to include the following uses:

OTR		OTC
ORIG TOWN RES	SECTION 8B-1 PRIMARY RESIDENTIAL USES	ORIG TOWN COMM
	RESIDENTIAL UP/RETAIL OR OFFICE DOWN	●
	ACCESSORY DWELLING UNIT	
	CARETAKER / GUARD RESIDENCE	●
	COMMUNITY HOME	
●	DETACHED PRIVATE GARAGE	
●	DETACHED SINGLE-FAMILY DWELLING	
●	FAMILY HOME	
	GARAGE APARTMENT	
S	INTERGENERATIONAL CARE	
●	HOME OCCUPATIONS	
	INCIDENTAL NONRESIDENTIAL USES	●
	MOBILE HOME ON INDIVIDUAL LOT	
	MOBILE HOME PARK	
●	MODEL RESIDENTIAL UNIT	
	MODULAR HOME	
	MULTIPLE-FAMILY DWELLING	

OTR		OTC
ORIG TOWN RES	SECTION 8B-1 PRIMARY RESIDENTIAL USES	ORIG TOWN COMM
	RECREATIONAL VEHICLE PARK	
S	RETIREMENT HOME AND/OR NURSING HOME	S
● ¹	SINGLE FAMILY ATTACHED DWELLING (TOWNHOME)	
●	TEMPORARY FIELD CONSTRUCTION OFFICE	●
	TWO-FAMILY DWELLING	
●	ZERO LOT LINE DWELLING (PATIO HOME)	

1- Allowed south of Main Street

OTR		OTC
ORIG TOWN RES	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	ORIG TOWN COMM
● ₂	ACCESSORY BUILDING	
S ₃	ACCESSORY BUILDING (METAL) OF 120 SQ. FT. OR GREATER	
●	ACCESSORY BUILDING (METAL) OF 120 SQ. FT. OR LESS	
	AIRPORT	
	ATHLETIC STADIUM OR FIELD (PUBLIC)	
	ATHLETIC STADIUM OR FIELD (PRIVATE)	
S	CHURCH INCLUDING CHURCH RELATED ACTIVITIES (I.E. DAYCARE, RECREATION	S
	CITY, COUNTY, STATE & GOVERNMENTAL OFFICES	●
	COLLEGE, UNIVERSITY OR PRIVATE BOARDING SCHOOL	S
	COMMUNITY CENTER (PRIVATE)	
	DAY CARE	S
	DAY CARE (INCIDENTAL USE)	S
	FARM, RANCH, GARDEN, OR ORCHARD	
	HALFWAY HOUSE	
	HELIPORTS AND HELISTOPS	
	HOSPITAL	
	HOSPITAL FOR INSANE, LIQUOR OR NARCOTIC ELATED PATIENTS	
	LANDING FIELDS (PRIVATE)	

OTR		OTC
ORIG TOWN RES	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	ORIG TOWN COMM
	LIBRARY (PUBLIC)	●
	METAL BUILDING (PRIMARY OR MAIN)	

1 - See Section 36.9 (Exterior Construction of Main Buildings)
3 – Cannot be visible from the street

2 – Must be in scale and character of the main structure

OTR		OTC
ORIG TOWN RES	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	ORIG TOWN COMM
●	MUNICIPAL USES OPERATED BY THE CITY OF FRISCO	●
	MUSEUM OR ART GALLERY (PRIVATE)	●
●	PAROCHIAL OR PRIVATE SCHOOL	●
	PET DAYCARE	●
●	PRIVATE PARK / RECREATIONAL FACILITY	●
●	PRIVATE UTILITIES	●
●	PUBLIC PARK OR PLAYGROUND	●
S ₁	RADIO, TV ANTENNA OR TOWER	S ¹
	RELIGIOUS OR PHILANTHROPIC INSTITUTIONS NOT LISTED	●
●	SCHOOL (PUBLIC)	●
	SCHOOL, BUSINESS OR TRADE	●

1 – Tower shall be designed to fit in scale and character of the downtown

OTR

OTC

ORIG TOWN RES	SECTION 8B-3	ORIG TOWN COMM
	OFFICE & PROFESSIONAL USES	
	ACCOUNTANT OR BOOKKEEPING OFFICE	●
	ARMED SERVICES RECRUITING CENTER	●
	ARCHITECTS OFFICE	●
	BANK, SAVINGS & LOAN & CREDIT UNIONS	●
	CHECK CASHING SERVICE & LOAN AGENCY	●
	ENGINEERING OFFICE	●
	LONG DISTANCE COMMUNICATION SERVICE	●
	MEDICAL CLINIC OR OFFICE	●
	MEDICAL LABORATORY	●
	MINOR MEDICAL EMERGENCY CLINIC	●
	OFFICE, GENERAL PROFESSIONAL	●
	RADIO BROADCASTING W/OUT TOWER	●
	REAL ESTATE SALES (OFFICE)	●

OTR	ORIG TOWN RES	SECTION 8B-4	OTC
		RETAIL & RELATED USES	
		ART & CRAFT SUPPLY STORE	●
		BAKERY (RETAIL)	●
		BARBER SHOP OR BEAUTY SALON	●
		BICYCLE, LAWNMOWER SALES/REPAIR (ENCLOSED)	●
		BOOKSTORE	●
		BOOT & SHOE SALES & REPAIR	●
		BUILDING MATERIALS & HARDWARE (INSIDE)	●
		BUILDING MATERIALS & HARDWARE (OUTSIDE)	
		CERAMICS STORE	●
		CLOTHING OR APPAREL STORE (NEW)	●
		COMPUTER SALE	●
		CONVENIENCE STORE W/ GAS PUMP (See Section 27 – Other Regulations)	●
		CONVENIENCE STORE W/OUT GAS PUMPS	●

OTR	SECTION 8B-4 RETAIL & RELATED USES	OTC
ORIG TOWN RES		ORIG TOWN COMM
	DANCE STUDIO OR GYMNASTICS	●
	DEPARTMENT STORE (RETAIL)	●
	DONUT SHOP	●
	DRIVING SCHOOL	●
	DRY CLEANING OR SHOE PICK-UP/DROP-OFF	●
	DRY CLEANING (SMALL SHOP)	●
	FABRIC STORE	●
	FEED STORE	●
	FLORIST	●
	FURNITURE STORE, HOME FURNISHINGS	●
	GROCERY STORE OR FOOD MARKET	●
	GUNSMITH	●
	HOBBY OR TOY STORE	●
	ICE CREAM OR FROZEN YOGURT SALES	●
	KEY SHOP OR LOCKSMITH	●
	KIOSK	●
	LAUNDROMAT (SELF-SERVE)	●
	MEAT MARKET (RETAIL)	●
	MEDICAL AIDS & EQUIPMENT	●
	MUSICAL INSTRUMENT SALES & REPAIR	●
	NOVELTY OR GIFT SHOP	●
	NURSERY (RETAIL)	
	OPTICAL STORE	●
	PAINT STORE	●
	PAWN SHOP	
	PET SHOP	●
	PHARMACIST OR DRUGSTORE	●
	PRINTING SHOP	●
	RADIO SALES & INSTALLATION	
	RECYCLING COLLECTION POINT	
	RESTAURANT, CAFE OR CAFETERIA	●
	RESTAURANT, DRIVE IN	

OTR		OTC
ORIG TOWN RES	SECTION 8B-4 RETAIL & RELATED USES	ORIG TOWN COMM
	RESTAURANT W/ DRIVE-THRU	
	RETAIL SERVICE, INCIDENTAL	●
	SEASONAL SALES	S
	SECURITY SYSTEMS INSTALLATION COMPANY	●
	SHOE REPAIR	●
	SPORTING GOODS, INCLUDING FIREARM SALES	●
	TROPHY SALES & ENGRAVING	●
	TV SALES & REPAIR	●
	USED CLOTHING STORE	●
	VACUUM CLEANER SALES & SERVICE	●
	VETERINARIAN OFFICE (NO OUTSIDE PENS)	●
	WALLPAPER, FLOORING & CARPET SUPPLY	●
	WEIGHT & AEROBIC CENTER	●

OTR		OTC
ORIG TOWN RES	SECTION 8B-5 AUTOMOBILE, TRANSPORTATION, UTILITY, COMMUNICATION, & RELATED USES	ORIG TOWN COMM
	AIRPORT LANDING FIELD	
●	ALL LOCAL UTILITIES (MUNICIPAL OR FRANCHISED)	●
●	AMATEUR RADIO, TV OR CB ANTENNA	
S	ANTENNA (COMMERCIAL, RADIO, TV, RELAY OR MICROWAVE OVER 50 FEET)	S
	AUTO GLASS SALES & REPAIR	
	AUTOMOBILE LEASING OR RENTING	
	AUTOMOBILE PARTS AND SALES	●
	AUTOMOBILE RECONDITIONS, BODY/FENDER REPAIR	
	AUTOMOBILE REPAIR, MAJOR	
	AUTOMOBILE REPAIR, MINOR	
	AUTOMOBILE SALES, NEW	
	AUTOMOBILE SALES, USED	

OTR		OTC
ORIG TOWN RES	SECTION 8B-5 AUTOMOBILE, TRANSPORTATION, UTILITY, COMMUNICATION, & RELATED USES	ORIG TOWN COMM
	AUTOMOBILE SERVICE STATION	
	BOAT SALES, NEW	
	BOAT SALES, USED OR REPAIR	
	BUS TERMINAL INCLUDING PARK & RIDE	S
S	ELECTRIC TRANSMISSION SUBSTATION	S
	FREIGHT OR TRUCK TERMINAL YARD	
S	GAS REGULATION STATION	S
	HEAVY MACHINERY SALES AND SERVICE	
	HEAVY VEHICLE STORAGE	
	HELIPORT	
	MOTORCYCLE SALES, NEW	
	MOTORCYCLE SALES, USED	
	MOTOR RACEWAY	
	PRIVATE LANDING FIELD	
	RECREATION VEHICLE, NEW	
	RECREATION VEHICLE, USED	
	SEWAGE TREATMENT PLANT	
S	TELEPHONE EXCHANGE	●
	TRAILER RENTAL	
	TRUCK RENTAL OR LEASING	
	TRUCK REPAIR & OVERHAUL	
	TRUCK SALES, NEW	
	TRUCK SALES USED	
	VEHICLE OR CAR WASH	
●	WATER PUMP STATION	●
●	WATER STORAGE TANKS	●

OTR		OTC
ORIG TOWN RES	SECTION 8B-6 AMUSEMENT & COMMERCIAL USES	ORIG TOWN COMM
	AMUSEMENT ARCADE	S
	ANTIQUE SHOP & USED FURNITURE	●
	APPLIANCE RENTAL	●
	BALLROOM DANCING OR DANCE HALL	S
	BANKING, AUTOMATED TELLER ONLY	●
	BOARDING HOUSE	S
	CABINET & UPHOLSTERY SHOP	●
	CEMETERY OR MAUSOLEUM (NEW OR EXPANSION)	
	COMMERCIAL AMUSEMENT, INDOOR	●
	COMMERCIAL AMUSEMENT, OUTDOOR	S
	FIRING RANGE, INDOOR/OUTDOOR	
	FLEA MARKET	
	FRATERNAL CLUBS, LODGES SORORITIES & FRATERNITIES	S
	FUNERAL PARLOR OR MORTUARY	
	GOLF COURSE AND COUNTRY CLUB	
	MINIATURE GOLF DRIVING RANGE, & PUTTING COURSE	S
	GREENHOUSES & NURSERIES (COMMERCIAL)	
	HORSE RACING TRACK	
	HOTEL & MOTEL	S
	INTERIOR DECORATORS OFFICE	●
	INSURANCE / INSURANCE ESTIMATORS OFFICE	●
	KINDERGARTEN (PRIVATE)	●
	LEATHER GOODS SHOP	●
	MASSAGE ESTABLISHMENT	●
	OPEN OR OUTSIDE STORAGE OF PRODUCTS OR MATERIALS (NOT SCREENED)	
	OUTSIDE STORAGE (W/OPAQUE SCREENING)	
	PRINTING COMPANY (COMMERCIAL)	
	PRIVATE CLUB W/ ALCOHOLIC BEVERAGE SALES	S
	PUBLIC PARKING GARAGE, NO ABOVE GROUND GASOLINE STORAGE	
	ROLLER SKATING RINK	●
	SEXUALLY ORIENTED USES	
	SILK-SCREENING STUDIO	●
	STABLE (COMMERCIAL)	
	STABLE (PRIVATE)	
	STAINED GLASS STUDIO	●
	STUDIO (PHOTOGRAPHY)	●
	TAXIDERMIST	

OTR		OTC
ORIG TOWN RES	SECTION 8B-6 AMUSEMENT & COMMERCIAL USES	ORIG TOWN COMM
	THEATER, INDOOR	S
	THEATER, OUTDOOR	
	TIRE DEALER (NEW)	
	TOOL & MACHINERY RENTAL SHOP	● 1
S	TOURIST HOME (BED & BREAKFAST)	●

1 – Use must be completely contained within main structure

OTR		OTC
ORIG TOWN RES	SECTION 8B-7 LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	ORIG TOWN COMM
	ASSEMBLY OF LIGHT ELECTRONIC INSTRUMENTS & DEVICES (ENCLOSED BUILDING)	
	ASSEMBLY OF HEAVY ELECTRONIC DEVICES	
	ASSEMBLY OF RADIOS & PHONOGRAPHS	
	BAKERY (COMMERCIAL)	
	BATCHING PLANT (CONCRETE OR ASPHALT)	
	BOOK BINDERY	
	BOOT OR SHOE MANUFACTURER	
	BOTTLING WORKS	
	BRICK COMPANY, SALES	
	BUILDING MATERIALS & LUMBER STORAGE YARDS & SALES	
	CANDY MANUFACTURING	
	CARTING OR EXPRESS HAULING	
	COMMERCIAL ENGRAVING	
	CONTRACTORS SHOP OR STORAGE YARD	
	COSMETICS MANUFACTURING (ENCLOSED BUILDING)	
	DAIRY PRODUCTS	
	DOG KENNELS & VETERINARIAN OFFICE (W/ OUTSIDE PENS)	
	DRAPERY MANUFACTURING & SALES	
	DRUG & PHARMACEUTICAL MANUFACTURING (ENCLOSED BUILDING)	
	DRY CLEANING PLANT OR COMMERCIAL LAUNDRY	
	FEED LOT	
	FOOD PRODUCTS MANUFACTURING	

OTR		OTC
ORIG TOWN RES	SECTION 8B-7 LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	ORIG TOWN COMM
	FOUNDRY CASTING, NONFERROUS (ENCLOSED BUILDING)	
	FROZEN FOODS LOCKER	
	FUR GOODS MANUFACTURING, BUT NO TANNING, DYEING OR SLAUGHTERING	
	FURNITURE MANUFACTURE	
	FURNITURE RESTORATION	S
	GLASS PRODUCTS FROM PREVIOUSLY MANUFACTURED GLASS	
	HEATING & AIR CONDITIONING SALES & SERVICE	
	HOUSING PREFABRICATION	
	ICE COMPANY SALES – WHOLESALE	
	INSTRUMENT & METER MANUFACTURING	
	JEWELRY & WATCH MANUFACTURING	
	LANDFILL (COMMERCIAL)	
	LANDSCAPING SERVICE	
	LEATHER GOODS FABRICATION	
	LIGHT FABRICATION & ASSEMBLY	
	LIGHT MANUFACTURING	
	LIGHT SHEET METAL PRODUCTS	
	MACHINE SHOP	
	METAL FABRICATION	
	MOBILE HOME OR MODEL HOME FABRICATION	
	MONUMENTS & HEADSTONES SALES	
	MOVING COMPANY	
	NEWSPAPER PRINTING	●
	OFFICE SHOWROOM / WAREHOUSE	
	OPTICAL GOODS MANUFACTURING	
	OUTSIDE DISPLAY	
	OVERNIGHT DELIVERY & SERVICE CENTER	
	PAPER & CHEMICAL SUPPLY	
	PAPER PRODUCTS MANUFACTURING	
	PERFUME TOILET SOAPS (ENCLOSED BUILDING)	
	PLASTER SHOP	
	PLASTIC PRODUCTS MANUFACTURING, BUT NOT RAW MATERIALS PROCESSING	
	PLUMBING SHOP & RELATED SERVICES	
	PORTABLE BUILDING SALES	
	PRIVATE UTILITY SERVICE YARD	
	RECYCLING CENTER	
	RECYCLING PLANT	

OTR		OTC
ORIG TOWN RES	SECTION 8B-7 LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	ORIG TOWN COMM
	RENDERING FACILITY	
	RESEARCH & SCIENTIFIC LABORATORIES	
	RESTAURANTS INCIDENTAL TO MAIN USE	S
	RESTAURANT SUPPLY	
	ROCK QUARRIES, SAND, GRAVEL OR EARTH EXCAVATION	
	ROOFING & SIDING COMPANY	
	SELF-STORAGE OR MINI-WAREHOUSE	
	SOIL TESTING LABORATORY	
	SPORTING GOODS MANUFACTURING	
	TIRE RETREADING	
	TOOL MANUFACTURER	
	WELDING SHOP OR COMPANY	
	WHOLESALE BEAUTY SUPPLY	
	WHOLESALE DISTRIBUTION CENTER	
	WHOLESALE FOOD DISTRIBUTION	
	WRECKING YARD, AUTO SALVAGE, JUNKYARD OR OUTSIDE RECLAMATION	

OTR		OTC
ORIG TOWN RES	SECTION 8B-8 INDUSTRIAL PROCESSING & RELATED USES	ORIG TOWN COMM
	LOW RISK INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING	
	LOW RISK INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING	
	HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING	
	HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING	

SECTION 5: Amendment to Article II, Section 4 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article II, Section 4.02, of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing a definition for Pet Daycare is hereby amended to include the following:

SECTION 4 DEFINITIONS

- 4.02 **Pet Daycare** – A commercial institution or place designed for the care of no more than one (1) household pet per one hundred (100) square feet of gross floor area.
- Hours of operations limited to 6:00 a.m. to 8:00 p.m.
 - A Pet Daycare must be located a minimum of one hundred (100) feet from restaurants and food preparation establishments (property line to property line).
 - Overnight boarding of animals and outdoor kennels are prohibited.
 - Provisions must be made for the sanitary disposal of all animal waste in accordance with the Animal Control Ordinance and Building Codes.

SECTION 6: Amendment to Article III, Section 1 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article III, Section 1, Paragraph 8 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Original Town Residential District is hereby amended to read as follows:

SECTION 1 RESIDENTIAL DISTRICTS

8.01 OTR – ORIGINAL TOWN RESIDENTIAL

8.02 GENERAL PURPOSE AND DESCRIPTION:

The Original Town Residential District is designed specifically for the "Old Donation" section of the City, a recognized subdivision of land. The OTR standards will provide for a suitable residential environment for family life on small parcels of land. Platted lots in the "Old Donation" are in twenty-five-foot widths with a preponderance of ownership's in multiples of this width. Therefore, standards are set forth in this District which accommodate the original platting, as well as the preferable standard for a minimum fifty-foot lot width, or two platted lots constituting a building site.

8.03 PERMITTED USES:

A. Uses permitted in the OTR District are outlined in Article II, Section 3

8.04 AREA REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard** - Twenty feet (20') with five feet (5') Utility Easement adjacent to right-of-way.
2. **Minimum Side Yard** - Six feet (6'); twelve feet (12') on corner lot adjacent to side street; twenty four feet (24') for swing-in garage (see Illustration 20)

3. **Minimum Rear Yard** - Eight feet (8'); twenty feet (20') for garage facing alley (can be reduced to twelve feet (12') but requires additional parking surface – See Illustration 19); twenty-four (24') for swing-in garage (see Illustration 20 and 21)

B. Size of Lots:

1. **Minimum Lot Area** - Four thousand-five hundred (4,500) square feet north of Main Street; two thousand-two hundred and fifty (2,250) square feet south of Elm Street
2. **Minimum Lot Width** - Fifty feet (50') north of Main Street; twenty-five (25') south of Elm Street
3. **Minimum Lot Depth** - Ninety feet (90')

C. Minimum Dwelling Area (see Article IV, Section 9.02):

1. One thousand and two hundred-fifty (1,250) square feet north of Main Street
2. Six hundred fifty (650) square feet south of Elm Street

D. Maximum Height - Two stories no greater than forty (40') feet

E. Maximum Lot Coverage: Fifty-five percent (55%) including accessory buildings

F. Parking Regulations:

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. Off-Street Parking and Loading Requirements, Article IV, Section 4

G. Other Regulations

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5
4. "Lot of Record" in "Old Donation", Article IV, Section 9.01
5. Facades shall reflect early 20th Century Texas architectural styles for this area. The Director of Planning or his/her designee will review all facades and will either approve or deny the request. Appeals will be forwarded to City Council.
6. Non-combustible fiber cement siding allowed per Building Official Approval. (See Article IV, Section 9.09, Exterior Construction of Main Buildings)
7. Front porch required. Porches shall be a minimum of six feet (6') deep and may extend ten feet (10') feet past front building line provided that such encroachment does not result in a threat to the occupant's or public's health, safety or welfare. The porch shall have a minimum area of sixty (60) square feet.

SECTION 7: Amendment to Article III, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article III, Section 2, Paragraph 5 of Frisco's Comprehensive

Zoning Ordinance No. 00-11-01 establishing Original Town Commercial District is hereby amended to read as follows:

SECTION 2

NON-RESIDENTIAL DISTRICTS

5.01 OTC - ORIGINAL TOWN COMMERCIAL

5.02 GENERAL PURPOSE AND DESCRIPTION:

The development standards in the OTC District are designed to maintain and encourage development with the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land. Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of Frisco.

5.03 PERMITTED USES:

Uses permitted in the OTC District are outlined in Article II, Section 3.

5.04 AREA REGULATIONS (See "Other Regulations" for additional criteria for southwest portion of downtown, as described in Exhibit "A" of Frisco Ordinance No. _____):

A. Size of Yards

1. **Minimum Front Yard** – None - Minimum of eighty percent (80%) of a facade adjacent a street must be on the property line (except west of the Northern – Santa Fe Railroad when "slip roads"/parallel roadways are provided).
2. **Minimum Side Yard** -- None - Subject to provision of fire retardant wall as required by current adopted edition of Uniform Building Code.
3. **Minimum Rear Yard:**
 - a. Abutting non-residentially zoned property and constructed with fire retardant wall and alley separation - None
 - b. Without fire retardant wall or alley - Twenty feet (20')
 - c. Abutting residentially zoned property - Ten feet (10') with screening

B. Size of Lot:

1. **Minimum Lot Area** - Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.
2. **Minimum Lot Width** - Forty-five feet (45') unless platted as a lot of record prior to the adoption of this district.
3. **Minimum Lot Depth** - One hundred feet (100') unless platted as a lot of record prior to the adoption of this district.

C. Height Regulations:

1. **Maximum Height** – Four (4) stories or sixty five feet (65') west of the Burlington Northern – Santa Fe Railroad; two (2) stories not to exceed forty (40') feet east of the Burlington Northern – Santa Fe Railroad.

D. Maximum Lot Coverage - None

E. Parking Regulations:

1. See Off-Street Parking and Loading Requirements, Article IV, Section 4

F. Other Regulations:

1. Open storage is prohibited in the OTC District.
 2. Minimum area of six-hundred fifty (650) square feet for residential units over retail or office.
 3. Projections into a required setback or beyond the street lot line
1. The following projections shall be permitted in a required setback or beyond the Street Lot Line:
 - a) Ordinary building projections, including but not limited to: water tables, sills, belt courses, and pilasters, may project up to twelve-inches (12") into a required setback or beyond the Street Lot Line, or beyond the face of an architectural projection.
 - b) Balconies above the first floor may project up to sixty-inches (60") in the right-of-way and have a minimum of nine feet (9') of clearance over the sidewalk. At no time shall a projection extend over a public street.
 - c) Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight-inches (8") of the back of curb. Any vertical supports anchored to the ground must be located at least four-feet (4') from the back of curb and have a minimum of nine feet (9') of clearance.
 - d) Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six-inches (36") into a required setback or beyond the street lot line, or beyond the face of an architectural projection, provided that no portion extending below seven feet-six inches (7'-6") above the immediate adjacent grade may project more than twelve-inches (12").
 - e) Architectural projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two-inches (42").
 - f) Show windows at the first floor may project up to forty-two-inches (42").
 4. Facades must reflect early 20th Century Texas architectural styles for this area. The Director of Planning or his/her designee will approve all facades. Appeals will be forwarded to City Council.

5. Convenience Stores with Gas Pumps (east of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
 - No more than two (2) fuel pumps
 - A porte-co-chere (no metal or plastic canopies) shall be attached to the building. Columns shall be constructed on the same material as the main structure.
6. Convenience Stores with Fuel Pumps (west of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
 - Multiple pumps will be allowed but must be placed behind the building.
 - No more than three (3) fuel pumps allowed between the building and the Dallas North Tollway.
 - Canopy must be located behind the building with brick columns.
 - Back lit canopy lighting limited to the North and West side of the canopy
 - A porte-co-chere shall be attached to the building if fuel pumps face Main Street (FM 720) or if located between the building and the Dallas North Tollway.
7. The area delineated by the alley south of Elm Street to the north, 5th Street to the east (but excluding the lots on 5th Street), Ash Street to the south, and the Burlington Northern Railroad to the west will have the following provisions:
 - Townhomes will be allowed.
 - Redevelopment or infill development shall be two (2) stories with residential on both floors or residential above and office/retail uses below. Existing structures would not be required to add a second story. If structure is destroyed, it may be rebuilt as originally constructed with no use change, otherwise structure must comply redevelopment criteria.
 - Hours of operation for non-residential uses shall be 7 a.m. to 9 p.m.

SECTION 8: Amendment to Article IV, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01.

A. Article IV, Section 2, Paragraphs 2.05(E) and 2.06(E)(1)(b), of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Landscape Area Requirements is hereby amended to read as follows:

SECTION 2

LANDSCAPE REQUIREMENTS

2.05 GENERAL STANDARDS

The following criteria and standards shall apply to landscape materials and installation:

- E. Properties in the Original Town Commercial District (OTC) that are developed or redeveloped shall provide a solid headlight screen where parking is adjacent to residential properties. The headlight screen shall be planted using five-gallon (5 gal.) materials in areas that are a minimum of two feet (2') in width. Where non-residential lots back or side to residential properties, a solid living screen with a minimum planting height of six feet (6') may be substituted for the required solid masonry wall with City approval.

2.06 LANDSCAPE AREA REQUIREMENTS

E. Non-Residential Landscaped Area Requirements

These standards apply to all non-residential uses. Any area within a Planned Development or overlay zoning district containing landscaping standards shall comply with the standards requiring the most Large Trees.

1. Perimeter Requirements

- b. Where a non-residential development is adjacent to the property line of single-family zoned parcels or areas shown as single family use on the Future Land Use Plan, one (1) Large Tree, three inch (3") caliper minimum, will be planted on thirty foot (30') centers in a fifteen foot (15') landscape area (only a ten foot (10') landscape area is required in the OTC District). Areas where truck docks or loading spaces are adjacent to such property zoned single family, trees will be planted on twenty foot (20') centers.

B. Article IV, Section 2, Paragraph 2.06(E)(1)(b) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Landscape Area Requirements is hereby amended to included the following:

SECTION 2

LANDSCAPE REQUIREMENTS

2.06 LANDSCAPE AREA REQUIREMENTS

C. Single-Family Detached

All Single-Family Detached, Two Family (Duplex), and Town Home lots shall provide three inch (3") caliper trees from the Large Tree list

included in this Ordinance. The Large Trees may be placed in the front or rear of the residential lot. The following minimum standards apply.

Original Town Residential

2 Trees

SECTION 9: Amendment to Article IV, Section 4 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article IV, Section 4, Paragraph 4.02 and Paragraph 4.08(C) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Special Off-Street Parking Provisions and Location of Parking Spaces is hereby amended to read as follows:

SECTION 4

OFF-STREET PARKING REQUIREMENTS

4.02 SPECIAL OFF-STREET PARKING PROVISIONS – RESIDENTIAL DISTRICTS

- A. Required off-street parking shall be provided on the same site as the use it is to serve.
- B. No required parking shall be allowed except on a paved concrete, or other similar impervious surface if approved by City Council, parking space in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH, 2F, MF-1, MF-2, and MH Districts.
- C. In the A District, the required parking shall be on, at a minimum, washed gravel or similar all-weather surface.
- D. No parking space, garage, carport, or other automobile storage space shall be used for the storage of any heavy load vehicle.
- E. In the SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH and 2F Zoning Districts, there shall be a minimum of two (2) additional paved parking spaces provided behind the front property line only for the purpose of allowing on-site stacking or maneuvering to the required spaces.
- F. All required off-street parking spaces in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH and 2F Districts shall be located behind the front building line and shall be enclosed in the main or accessory building.
- G. In OTR, the front of the garage shall be setback a minimum of 20' from the projection of the front porch or building line (see Illustration 18).
- H. Circular driveways shall be designed to accommodate any required parking behind the front building line.
- I. In the MF-1 and MF-2 Districts parking shall be located behind the front building line.

4.08 LOCATION OF PARKING SPACES:

All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

- C. Required parking in the Original Town Commercial District (OTC) shall be reduced by fifty (50) percent of the current parking requirements as they exist or may be amended. If it is determined that due to existing space constraints, the requirements of this Ordinance cannot be met, the Planning and Zoning Commission and City Council may grant a reduction with site plan approval. No parking will be allowed in the front yard except west of the Burlington Northern – Santa Fe Railroad where slip roads will be allowed. The slip roads shall be of the same type and design as those constructed as a part of the Frisco Towne Square (south of FM 720).

SECTION 10: Amendment to Article IV, Section 5 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article IV, Section 5, Paragraph 5.02 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Location of Required Screening is hereby amended to include the following:

**SECTION 5
SCREENING FENCE AND WALL REQUIREMENTS**

5.02 LOCATION OF REQUIRED SCREENING:

- K. A ten foot (10') irrigated living screen shall be required when parking is located adjacent to residential in the Original Town Commercial (OTC) District.

SECTION 11: Amendment to Article IV, Section 9 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01.

- A. Article IV, Section 9, Paragraphs 9.09(D) and 9.09(F) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Exterior Construction of Main Buildings is hereby amended to read as follows:

**SECTION 9
SPECIAL AND ADDITIONAL SUPPLEMENTARY REQUIREMENTS**

9.09 EXTERIOR CONSTRUCTION OF MAIN BUILDINGS (Z98-54; Ordinance No. 99-06-08)

- D. All exterior facades for a main building or structure in the OTC district shall be of clay fired brick construction. Original building materials would be allowed on buildings existing prior to November 1, 2000 for building expansion only. Additional materials may be used if deemed

appropriate by the Director of Planning or his/her appointed representative.

- F. The City Council may approve materials which are equivalent to, or exceed, the standards set forth in Article IV, Section 9.09(A) and Article IV, Section 9.09(B). The City Council may also approve after a recommendation from the Planning and Zoning Commission, exceptions to the standards set forth in Article IV, Section 9.09(D) if the proposed material is determined by the City Council to be compatible with the historical architectural character of the OTC District.

B. Article IV, Section 9, Paragraph 9.09(G) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Exterior Construction of Main Buildings is hereby amended to include the following:

SECTION 9

SPECIAL AND ADDITIONAL SUPPLEMENTARY REQUIREMENTS

9.09 EXTERIOR CONSTRUCTION OF MAIN BUILDINGS (Z98-54; Ordinance No. 99-06-08

- G. All exterior facades for the main and accessory buildings in the OTR district shall be of wood, non-combustible fiber cement siding construction or clay fired brick. Accessory buildings must be constructed in a similar architectural style as the main structure. Original building materials would be allowed on buildings existing prior to November 1, 2000 for building expansion only. Additional materials may be used if deemed appropriate by the Director of Planning or his/her appointed representative.

SECTION 12: Penalty Provision: Any person, firm, corporation or business entity violating this Ordinance or any provision of Frisco's Comprehensive Zoning Ordinance No. 00-11-01, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 8: Savings/Repealing Clause: Frisco's Comprehensive Zoning Ordinance No. 00-11-01 shall remain in full force and effect, save and except as amended by this or

any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

SECTION 9: Severability: Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 10: Effective Date: This Ordinance shall become effective from and after its adoption and publication as required by law the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, on this ____ day of _____ 2000.

KATHLEEN A. SEEI, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:

APPROVED AS TO FORM:

NAN PARKER
City Secretary

ABERNATHY, ROEDER, BOYD & JOPLIN, P.C.
RICHARD M. ABERNATHY
City Attorneys

DATE OF PUBLICATION: _____, *Frisco Enterprise*

AN ORDINANCE OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO'S COMPREHENSIVE ZONING ORDINANCE NO. 00-11-01, ARTICLE II, SECTION 1 (ZONING DISTRICTS ESTABLISHED AND DEFINITIONS), ARTICLE II, SECTION 2 (EQUIVALENCY TABLE), ARTICLE II, SECTION 3 (USE OF LAND AND BUILDINGS), ARTICLE II, SECTION 4 (DEFINITIONS), ARTICLE III, SECTION 1, PARAGRAPH 8 (ORIGINAL TOWN RESIDENTIAL DISTRICT), ARTICLE III, SECTION 2, PARAGRAPH 5 (ORIGINAL TOWN COMMERCIAL DISTRICT), ARTICLE IV, SECTION 2 (LANDSCAPE REQUIREMENTS), ARTICLE IV, SECTION 4 (OFF-STREET PARKING AND LOADING REQUIREMENTS), ARTICLE IV, SECTION 5 (SCREENING FENCE AND WALL REQUIREMENTS), ARTICLE IV, SECTION 9 (SPECIAL AND ADDITIONAL SUPPLEMENTARY REQUIREMENTS); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that the Comprehensive Zoning Ordinance No. 00-11-01 should be amended to eliminate zoning districts Single Family-6 (SF-6) and Original Town District (OT) and replacing those zoning districts with Original Town Residential (OTR) and Original Town Commercial (OTC); and

WHEREAS, the City Council has investigated and determined that Article II, Section 1 (Zoning Districts Established and Definitions), Article II, Section 2 (Equivalency Table), Article II, Section 3 (Use Of Land And Buildings), Article II, Section 4 (Definitions), Article III, Section 1, Paragraph 8 (Original Town Residential District), Article III, Section 2, Paragraph 5 (Original Town Commercial District), Article IV, Section 2 (Landscape Requirements), Article IV, Section 4 (Off-Street Parking and Loading Requirements), Article IV, Section 5 (Screening Fence and Wall Requirements), Article IV, Section 9 (Special and Additional Supplementary Requirements) of the City of Frisco, Texas' ("Frisco") Comprehensive Zoning Ordinance No. 00-11-01, should be amended; and

WHEREAS, the City of Frisco, Texas ("Frisco") has complied with all notices and public hearings as required by law; and

WHEREAS, the City Council finds that it will be advantageous, beneficial and in the best interest of the citizens of Frisco to amend Frisco's Comprehensive Zoning Ordinance No. 00-11-01 as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Article II, Section 1 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01.

A. Article II, Section 1, of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for Established Zoning Districts and Definitions is hereby amended to remove the following:

SECTION 1

ZONING DISTRICTS ESTABLISHED AND DEFINITIONS

1.01 The following zoning districts are hereby removed from the list of Established Zoning Districts:

Abbreviated Designation	Zoning District Name
SF-6	Single Family Residential District-6
OT	Original Town

1.02 **DEFINITIONS AND PURPOSE OF ZONING DISTRICTS (BASE ZONING DISTRICTS)**

The following definitions are hereby removed from the list of Established Zoning Districts:

SF-6 - SINGLE FAMILY RESIDENTIAL DISTRICT - 6: The SF-6 Single Family Residential District is designed specifically for the "Old Donation" section of the City, a recognized subdivision of land. The SF-6 standards will provide for a suitable residential environment for family life on small parcels of land. Platted lots in the "Old Donation" are in twenty-five-foot widths with a preponderance of ownerships in a multiple of this width. Therefore, standards are set forth in this District which accommodate the original platting by Article III, Section 1(8.04)(G)(4) below, as well as the preferable standard for a minimum fifty-foot lot width, or two platted lots constituting a building site.

OT - ORIGINAL TOWN: The development standards in the OT District are designed to maintain and encourage development with the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land. Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of Frisco.

B. Article II, Section 1, of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for Established Zoning Districts and Definitions is hereby amended to include the following:

SECTION 1
ZONING DISTRICTS ESTABLISHED AND DEFINITIONS

1.01 The City of Frisco, Texas is hereby divided into the following zoning districts. The use, height and area regulations as set out herein apply to each district. The districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
OTR	Original Town Residential
OTC	Original Town Commercial

1.02 **DEFINITIONS AND PURPOSE OF ZONING DISTRICTS (BASE ZONING DISTRICTS)**

OTR - ORIGINAL TOWN RESIDENTIAL: The OTR District is established to preserve areas of primarily residential character with the downtown area. Due to the historic nature of these areas, the district seeks to enhance and protect the residential core of the downtown while providing infill opportunities and encouraging renovation of existing structures.

OTC - ORIGINAL TOWN COMMERCIAL: The OTC District is established to preserve areas of primarily commercial character with the downtown area. Due to the historic nature of this area, the district seeks to enhance and protect the commercial core of the downtown while providing infill opportunities and limiting "heavier" uses.

SECTION 3: Amendment to Article II, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article II, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for an Equivalency Table identifying zoning districts previously adopted is hereby amended to include the following:

SECTION 2

EQUIVALENCY TABLE

Equivalency Table - The following table will identify zoning districts adopted in previous Ordinances and the District which now applies in this Ordinance to those Districts:

Abbreviated Designation Ord. 93-07-11 and This Ordinance	Abbreviated Designation This Ordinance	Zoning District Name
SF-6	OTR	Original Town Residential
OT	OTC	Original Town Commercial

SECTION 4: Amendment to Article II, Section 3 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article II, Section 3 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 providing for Use of Land and Buildings is hereby amended to include the following uses:

OTR		OTC
ORIG TOWN RES	SECTION 8B-1 PRIMARY RESIDENTIAL USES	ORIG TOWN COMM
	RESIDENTIAL UP/RETAIL OR OFFICE DOWN	●
	ACCESSORY DWELLING UNIT	
	CARETAKER / GUARD RESIDENCE	●
	COMMUNITY HOME	
●	DETACHED PRIVATE GARAGE	
●	DETACHED SINGLE-FAMILY DWELLING	
●	FAMILY HOME	
	GARAGE APARTMENT	
S	INTERGENERATIONAL CARE	
●	HOME OCCUPATIONS	
	INCIDENTAL NONRESIDENTIAL USES	●
	MOBILE HOME ON INDIVIDUAL LOT	
	MOBILE HOME PARK	
●	MODEL RESIDENTIAL UNIT	
	MODULAR HOME	
	MULTIPLE-FAMILY DWELLING	

OTR		OTC
ORIG TOWN RES	SECTION 8B-1 PRIMARY RESIDENTIAL USES	ORIG TOWN COMM
	RECREATIONAL VEHICLE PARK	
S	RETIREMENT HOME AND/OR NURSING HOME	S
● ¹	SINGLE FAMILY ATTACHED DWELLING (TOWNHOME)	
●	TEMPORARY FIELD CONSTRUCTION OFFICE	●
	TWO-FAMILY DWELLING	
●	ZERO LOT LINE DWELLING (PATIO HOME)	

1- Allowed south of Main Street

OTR		OTC
ORIG TOWN RES	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	ORIG TOWN COMM
● ₂	ACCESSORY BUILDING	
S ₃	ACCESSORY BUILDING (METAL) OF 120 SQ. FT. OR GREATER	
●	ACCESSORY BUILDING (METAL) OF 120 SQ. FT. OR LESS	
	AIRPORT	
	ATHLETIC STADIUM OR FIELD (PUBLIC)	
	ATHLETIC STADIUM OR FIELD (PRIVATE)	
S	CHURCH INCLUDING CHURCH RELATED ACTIVITIES (I.E. DAYCARE, RECREATION	S
	CITY, COUNTY, STATE & GOVERNMENTAL OFFICES	●
	COLLEGE, UNIVERSITY OR PRIVATE BOARDING SCHOOL	S
	COMMUNITY CENTER (PRIVATE)	
	DAY CARE	S
	DAY CARE (INCIDENTAL USE)	S
	FARM, RANCH, GARDEN, OR ORCHARD	
	HALFWAY HOUSE	
	HELIPORTS AND HELISTOPS	
	HOSPITAL	
	HOSPITAL FOR INSANE, LIQUOR OR NARCOTIC ELATED PATIENTS	
	LANDING FIELDS (PRIVATE)	

OTR		OTC
ORIG TOWN RES	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	ORIG TOWN COMM
	LIBRARY (PUBLIC)	●
	METAL BUILDING (PRIMARY OR MAIN)	

1 - See Section 36.9 (Exterior Construction of Main Buildings)
3 – Cannot be visible from the street

2 – Must be in scale and character of the main structure

OTR		OTC
ORIG TOWN RES	SECTION 8B-2 EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	ORIG TOWN COMM
●	MUNICIPAL USES OPERATED BY THE CITY OF FRISCO	●
	MUSEUM OR ART GALLERY (PRIVATE)	●
●	PAROCHIAL OR PRIVATE SCHOOL	●
	PET DAYCARE	●
●	PRIVATE PARK / RECREATIONAL FACILITY	●
●	PRIVATE UTILITIES	●
●	PUBLIC PARK OR PLAYGROUND	●
S ₁	RADIO, TV ANTENNA OR TOWER	S ¹
	RELIGIOUS OR PHILANTHROPIC INSTITUTIONS NOT LISTED	●
●	SCHOOL (PUBLIC)	●
	SCHOOL, BUSINESS OR TRADE	●

1 – Tower shall be designed to fit in scale and character of the downtown

OTR

OTC

ORIG TOWN RES	SECTION 8B-3	ORIG TOWN COMM
	OFFICE & PROFESSIONAL USES	
	ACCOUNTANT OR BOOKKEEPING OFFICE	●
	ARMED SERVICES RECRUITING CENTER	●
	ARCHITECTS OFFICE	●
	BANK, SAVINGS & LOAN & CREDIT UNIONS	●
	CHECK CASHING SERVICE & LOAN AGENCY	●
	ENGINEERING OFFICE	●
	LONG DISTANCE COMMUNICATION SERVICE	●
	MEDICAL CLINIC OR OFFICE	●
	MEDICAL LABORATORY	●
	MINOR MEDICAL EMERGENCY CLINIC	●
	OFFICE, GENERAL PROFESSIONAL	●
	RADIO BROADCASTING W/OUT TOWER	●
	REAL ESTATE SALES (OFFICE)	●

OTR	ORIG TOWN RES	SECTION 8B-4	OTC
		RETAIL & RELATED USES	
		ART & CRAFT SUPPLY STORE	●
		BAKERY (RETAIL)	●
		BARBER SHOP OR BEAUTY SALON	●
		BICYCLE, LAWNMOWER SALES/REPAIR (ENCLOSED)	●
		BOOKSTORE	●
		BOOT & SHOE SALES & REPAIR	●
		BUILDING MATERIALS & HARDWARE (INSIDE)	●
		BUILDING MATERIALS & HARDWARE (OUTSIDE)	
		CERAMICS STORE	●
		CLOTHING OR APPAREL STORE (NEW)	●
		COMPUTER SALE	●
		CONVENIENCE STORE W/ GAS PUMP (See Section 27 – Other Regulations)	●
		CONVENIENCE STORE W/OUT GAS PUMPS	●

OTR	SECTION 8B-4 RETAIL & RELATED USES	OTC
ORIG TOWN RES		ORIG TOWN COMM
	DANCE STUDIO OR GYMNASTICS	●
	DEPARTMENT STORE (RETAIL)	●
	DONUT SHOP	●
	DRIVING SCHOOL	●
	DRY CLEANING OR SHOE PICK-UP/DROP-OFF	●
	DRY CLEANING (SMALL SHOP)	●
	FABRIC STORE	●
	FEED STORE	●
	FLORIST	●
	FURNITURE STORE, HOME FURNISHINGS	●
	GROCERY STORE OR FOOD MARKET	●
	GUNSMITH	●
	HOBBY OR TOY STORE	●
	ICE CREAM OR FROZEN YOGURT SALES	●
	KEY SHOP OR LOCKSMITH	●
	KIOSK	●
	LAUNDROMAT (SELF-SERVE)	●
	MEAT MARKET (RETAIL)	●
	MEDICAL AIDS & EQUIPMENT	●
	MUSICAL INSTRUMENT SALES & REPAIR	●
	NOVELTY OR GIFT SHOP	●
	NURSERY (RETAIL)	
	OPTICAL STORE	●
	PAINT STORE	●
	PAWN SHOP	
	PET SHOP	●
	PHARMACIST OR DRUGSTORE	●
	PRINTING SHOP	●
	RADIO SALES & INSTALLATION	
	RECYCLING COLLECTION POINT	
	RESTAURANT, CAFE OR CAFETERIA	●
	RESTAURANT, DRIVE IN	

OTR		OTC
ORIG TOWN RES	SECTION 8B-4 RETAIL & RELATED USES	ORIG TOWN COMM
	RESTAURANT W/ DRIVE-THRU	
	RETAIL SERVICE, INCIDENTAL	●
	SEASONAL SALES	S
	SECURITY SYSTEMS INSTALLATION COMPANY	●
	SHOE REPAIR	●
	SPORTING GOODS, INCLUDING FIREARM SALES	●
	TROPHY SALES & ENGRAVING	●
	TV SALES & REPAIR	●
	USED CLOTHING STORE	●
	VACUUM CLEANER SALES & SERVICE	●
	VETERINARIAN OFFICE (NO OUTSIDE PENS)	●
	WALLPAPER, FLOORING & CARPET SUPPLY	●
	WEIGHT & AEROBIC CENTER	●

OTR		OTC
ORIG TOWN RES	SECTION 8B-5 AUTOMOBILE, TRANSPORTATION, UTILITY, COMMUNICATION, & RELATED USES	ORIG TOWN COMM
	AIRPORT LANDING FIELD	
●	ALL LOCAL UTILITIES (MUNICIPAL OR FRANCHISED)	●
●	AMATEUR RADIO, TV OR CB ANTENNA	
S	ANTENNA (COMMERCIAL, RADIO, TV, RELAY OR MICROWAVE OVER 50 FEET)	S
	AUTO GLASS SALES & REPAIR	
	AUTOMOBILE LEASING OR RENTING	
	AUTOMOBILE PARTS AND SALES	●
	AUTOMOBILE RECONDITIONS, BODY/FENDER REPAIR	
	AUTOMOBILE REPAIR, MAJOR	
	AUTOMOBILE REPAIR, MINOR	
	AUTOMOBILE SALES, NEW	
	AUTOMOBILE SALES, USED	

OTR		OTC
ORIG TOWN RES	SECTION 8B-5 AUTOMOBILE, TRANSPORTATION, UTILITY, COMMUNICATION, & RELATED USES	ORIG TOWN COMM
	AUTOMOBILE SERVICE STATION	
	BOAT SALES, NEW	
	BOAT SALES, USED OR REPAIR	
	BUS TERMINAL INCLUDING PARK & RIDE	S
S	ELECTRIC TRANSMISSION SUBSTATION	S
	FREIGHT OR TRUCK TERMINAL YARD	
S	GAS REGULATION STATION	S
	HEAVY MACHINERY SALES AND SERVICE	
	HEAVY VEHICLE STORAGE	
	HELIPORT	
	MOTORCYCLE SALES, NEW	
	MOTORCYCLE SALES, USED	
	MOTOR RACEWAY	
	PRIVATE LANDING FIELD	
	RECREATION VEHICLE, NEW	
	RECREATION VEHICLE, USED	
	SEWAGE TREATMENT PLANT	
S	TELEPHONE EXCHANGE	●
	TRAILER RENTAL	
	TRUCK RENTAL OR LEASING	
	TRUCK REPAIR & OVERHAUL	
	TRUCK SALES, NEW	
	TRUCK SALES USED	
	VEHICLE OR CAR WASH	
●	WATER PUMP STATION	●
●	WATER STORAGE TANKS	●

OTR	SECTION 8B-6 AMUSEMENT & COMMERCIAL USES	OTC
ORIG TOWN RES		ORIG TOWN COMM
	AMUSEMENT ARCADE	S
	ANTIQUE SHOP & USED FURNITURE	●
	APPLIANCE RENTAL	●
	BALLROOM DANCING OR DANCE HALL	S
	BANKING, AUTOMATED TELLER ONLY	●
	BOARDING HOUSE	S
	CABINET & UPHOLSTERY SHOP	●
	CEMETERY OR MAUSOLEUM (NEW OR EXPANSION)	
	COMMERCIAL AMUSEMENT, INDOOR	●
	COMMERCIAL AMUSEMENT, OUTDOOR	S
	FIRING RANGE, INDOOR/OUTDOOR	
	FLEA MARKET	
	FRATERNAL CLUBS, LODGES SORORITIES & FRATERNITIES	S
	FUNERAL PARLOR OR MORTUARY	
	GOLF COURSE AND COUNTRY CLUB	
	MINIATURE GOLF DRIVING RANGE, & PUTTING COURSE	S
	GREENHOUSES & NURSERIES (COMMERCIAL)	
	HORSE RACING TRACK	
	HOTEL & MOTEL	S
	INTERIOR DECORATORS OFFICE	●
	INSURANCE / INSURANCE ESTIMATORS OFFICE	●
	KINDERGARTEN (PRIVATE)	●
	LEATHER GOODS SHOP	●
	MASSAGE ESTABLISHMENT	●
	OPEN OR OUTSIDE STORAGE OF PRODUCTS OR MATERIALS (NOT SCREENED)	
	OUTSIDE STORAGE (W/OPAQUE SCREENING)	
	PRINTING COMPANY (COMMERCIAL)	
	PRIVATE CLUB W/ ALCOHOLIC BEVERAGE SALES	S
	PUBLIC PARKING GARAGE, NO ABOVE GROUND GASOLINE STORAGE	
	ROLLER SKATING RINK	●
	SEXUALLY ORIENTED USES	
	SILK-SCREENING STUDIO	●
	STABLE (COMMERCIAL)	
	STABLE (PRIVATE)	
	STAINED GLASS STUDIO	●
	STUDIO (PHOTOGRAPHY)	●
	TAXIDERMIST	

OTR		OTC
ORIG TOWN RES	SECTION 8B-6 AMUSEMENT & COMMERCIAL USES	ORIG TOWN COMM
	THEATER, INDOOR	S
	THEATER, OUTDOOR	
	TIRE DEALER (NEW)	
	TOOL & MACHINERY RENTAL SHOP	● ₁
S	TOURIST HOME (BED & BREAKFAST)	●

1 – Use must be completely contained within main structure

OTR		OTC
ORIG TOWN RES	SECTION 8B-7 LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	ORIG TOWN COMM
	ASSEMBLY OF LIGHT ELECTRONIC INSTRUMENTS & DEVICES (ENCLOSED BUILDING)	
	ASSEMBLY OF HEAVY ELECTRONIC DEVICES	
	ASSEMBLY OF RADIOS & PHONOGRAPHS	
	BAKERY (COMMERCIAL)	
	BATCHING PLANT (CONCRETE OR ASPHALT)	
	BOOK BINDERY	
	BOOT OR SHOE MANUFACTURER	
	BOTTLING WORKS	
	BRICK COMPANY, SALES	
	BUILDING MATERIALS & LUMBER STORAGE YARDS & SALES	
	CANDY MANUFACTURING	
	CARTING OR EXPRESS HAULING	
	COMMERCIAL ENGRAVING	
	CONTRACTORS SHOP OR STORAGE YARD	
	COSMETICS MANUFACTURING (ENCLOSED BUILDING)	
	DAIRY PRODUCTS	
	DOG KENNELS & VETERINARIAN OFFICE (W/ OUTSIDE PENS)	
	DRAPERY MANUFACTURING & SALES	
	DRUG & PHARMACEUTICAL MANUFACTURING (ENCLOSED BUILDING)	
	DRY CLEANING PLANT OR COMMERCIAL LAUNDRY	
	FEED LOT	
	FOOD PRODUCTS MANUFACTURING	

OTR		OTC
ORIG TOWN RES	SECTION 8B-7 LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	ORIG TOWN COMM
	FOUNDRY CASTING, NONFERROUS (ENCLOSED BUILDING)	
	FROZEN FOODS LOCKER	
	FUR GOODS MANUFACTURING, BUT NO TANNING, DYEING OR SLAUGHTERING	
	FURNITURE MANUFACTURE	
	FURNITURE RESTORATION	S
	GLASS PRODUCTS FROM PREVIOUSLY MANUFACTURED GLASS	
	HEATING & AIR CONDITIONING SALES & SERVICE	
	HOUSING PREFABRICATION	
	ICE COMPANY SALES – WHOLESALE	
	INSTRUMENT & METER MANUFACTURING	
	JEWELRY & WATCH MANUFACTURING	
	LANDFILL (COMMERCIAL)	
	LANDSCAPING SERVICE	
	LEATHER GOODS FABRICATION	
	LIGHT FABRICATION & ASSEMBLY	
	LIGHT MANUFACTURING	
	LIGHT SHEET METAL PRODUCTS	
	MACHINE SHOP	
	METAL FABRICATION	
	MOBILE HOME OR MODEL HOME FABRICATION	
	MONUMENTS & HEADSTONES SALES	
	MOVING COMPANY	
	NEWSPAPER PRINTING	●
	OFFICE SHOWROOM / WAREHOUSE	
	OPTICAL GOODS MANUFACTURING	
	OUTSIDE DISPLAY	
	OVERNIGHT DELIVERY & SERVICE CENTER	
	PAPER & CHEMICAL SUPPLY	
	PAPER PRODUCTS MANUFACTURING	
	PERFUME TOILET SOAPS (ENCLOSED BUILDING)	
	PLASTER SHOP	
	PLASTIC PRODUCTS MANUFACTURING, BUT NOT RAW MATERIALS PROCESSING	
	PLUMBING SHOP & RELATED SERVICES	
	PORTABLE BUILDING SALES	
	PRIVATE UTILITY SERVICE YARD	
	RECYCLING CENTER	
	RECYCLING PLANT	

OTR		OTC
ORIG TOWN RES	SECTION 8B-7 LIGHT INDUSTRIAL & HEAVY COMMERCIAL USES	ORIG TOWN COMM
	RENDERING FACILITY	
	RESEARCH & SCIENTIFIC LABORATORIES	
	RESTAURANTS INCIDENTAL TO MAIN USE	S
	RESTAURANT SUPPLY	
	ROCK QUARRIES, SAND, GRAVEL OR EARTH EXCAVATION	
	ROOFING & SIDING COMPANY	
	SELF-STORAGE OR MINI-WAREHOUSE	
	SOIL TESTING LABORATORY	
	SPORTING GOODS MANUFACTURING	
	TIRE RETREADING	
	TOOL MANUFACTURER	
	WELDING SHOP OR COMPANY	
	WHOLESALE BEAUTY SUPPLY	
	WHOLESALE DISTRIBUTION CENTER	
	WHOLESALE FOOD DISTRIBUTION	
	WRECKING YARD, AUTO SALVAGE, JUNKYARD OR OUTSIDE RECLAMATION	

OTR		OTC
ORIG TOWN RES	SECTION 8B-8 INDUSTRIAL PROCESSING & RELATED USES	ORIG TOWN COMM
	LOW RISK INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING	
	LOW RISK INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING	
	HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING	
	HIGH RISK OR HAZARDOUS INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING	

SECTION 5: Amendment to Article II, Section 4 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article II, Section 4.02, of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing a definition for Pet Daycare is hereby amended to include the following:

SECTION 4 DEFINITIONS

- 4.02 **Pet Daycare** – A commercial institution or place designed for the care of no more than one (1) household pet per one hundred (100) square feet of gross floor area.
- Hours of operations limited to 6:00 a.m. to 8:00 p.m.
 - A Pet Daycare must be located a minimum of one hundred (100) feet from restaurants and food preparation establishments (property line to property line).
 - Overnight boarding of animals and outdoor kennels are prohibited.
 - Provisions must be made for the sanitary disposal of all animal waste in accordance with the Animal Control Ordinance and Building Codes.

SECTION 6: Amendment to Article III, Section 1 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article III, Section 1, Paragraph 8 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Original Town Residential District is hereby amended to read as follows:

SECTION 1 RESIDENTIAL DISTRICTS

8.01 OTR – ORIGINAL TOWN RESIDENTIAL

8.02 GENERAL PURPOSE AND DESCRIPTION:

The Original Town Residential District is designed specifically for the "Old Donation" section of the City, a recognized subdivision of land. The OTR standards will provide for a suitable residential environment for family life on small parcels of land. Platted lots in the "Old Donation" are in twenty-five-foot widths with a preponderance of ownership's in multiples of this width. Therefore, standards are set forth in this District which accommodate the original platting, as well as the preferable standard for a minimum fifty-foot lot width, or two platted lots constituting a building site.

8.03 PERMITTED USES:

A. Uses permitted in the OTR District are outlined in Article II, Section 3

8.04 AREA REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard** - Twenty feet (20') with five feet (5') Utility Easement adjacent to right-of-way.
2. **Minimum Side Yard** - Six feet (6'); twelve feet (12') on corner lot adjacent to side street; twenty four feet (24') for swing-in garage (see Illustration 20)

3. **Minimum Rear Yard** - Eight feet (8'); twenty feet (20') for garage facing alley (can be reduced to twelve feet (12') but requires additional parking surface – See Illustration 19); twenty-four (24') for swing-in garage (see Illustration 20 and 21)

B. Size of Lots:

1. **Minimum Lot Area** - Four thousand-five hundred (4,500) square feet north of Main Street; two thousand-two hundred and fifty (2,250) square feet south of Elm Street
2. **Minimum Lot Width** - Fifty feet (50') north of Main Street; twenty-five (25') south of Elm Street
3. **Minimum Lot Depth** - Ninety feet (90')

C. Minimum Dwelling Area (see Article IV, Section 9.02):

1. One thousand and two hundred-fifty (1,250) square feet north of Main Street
2. Six hundred fifty (650) square feet south of Elm Street

D. Maximum Height - Two stories no greater than forty (40') feet

E. Maximum Lot Coverage: Fifty-five percent (55%) including accessory buildings

F. Parking Regulations:

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. Off-Street Parking and Loading Requirements, Article IV, Section 4

G. Other Regulations

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5
4. "Lot of Record" in "Old Donation", Article IV, Section 9.01
5. Facades shall reflect early 20th Century Texas architectural styles for this area. The Director of Planning or his/her designee will review all facades and will either approve or deny the request. Appeals will be forwarded to City Council.
6. Non-combustible fiber cement siding allowed per Building Official Approval. (See Article IV, Section 9.09, Exterior Construction of Main Buildings)
7. Front porch required. Porches shall be a minimum of six feet (6') deep and may extend ten feet (10') feet past front building line provided that such encroachment does not result in a threat to the occupant's or public's health, safety or welfare. The porch shall have a minimum area of sixty (60) square feet.

SECTION 7: Amendment to Article III, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article III, Section 2, Paragraph 5 of Frisco's Comprehensive

Zoning Ordinance No. 00-11-01 establishing Original Town Commercial District is hereby amended to read as follows:

SECTION 2

NON-RESIDENTIAL DISTRICTS

5.01 OTC - ORIGINAL TOWN COMMERCIAL

5.02 GENERAL PURPOSE AND DESCRIPTION:

The development standards in the OTC District are designed to maintain and encourage development with the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land. Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of Frisco.

5.03 PERMITTED USES:

Uses permitted in the OTC District are outlined in Article II, Section 3.

5.04 AREA REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard** – None - Minimum of eighty percent (80%) of a facade adjacent a street must be on the property line (except west of the Northern – Santa Fe Railroad when "slip roads"/parallel roadways are provided).
2. **Minimum Side Yard** -- None - Subject to provision of fire retardant wall as required by current adopted edition of Uniform Building Code.
3. **Minimum Rear Yard:**
 - a. Abutting non-residentially zoned property and constructed with fire retardant wall and alley separation - None
 - b. Without fire retardant wall or alley - Twenty feet (20')
 - c. Abutting residentially zoned property - Ten feet (10') with screening

B. Size of Lot:

1. **Minimum Lot Area** - Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.
2. **Minimum Lot Width** - Forty-five feet (45') unless platted as a lot of record prior to the adoption of this district.
3. **Minimum Lot Depth** - One hundred feet (100') unless platted as a lot of record prior to the adoption of this district.

C. Height Regulations:

1. **Maximum Height** – Four (4) stories or sixty five feet (65') west of the Burlington Northern – Santa Fe Railroad; two (2) stories not to exceed forty (40') feet east of the Burlington Northern – Santa Fe Railroad.

D. Maximum Lot Coverage - None

E. Parking Regulations:

1. See Off-Street Parking and Loading Requirements, Article IV, Section 4

F. Other Regulations:

1. Open storage is prohibited in the OTC District.
2. Minimum area of six-hundred fifty (650) square feet for residential units over retail or office.
3. Projections into a required setback or beyond the street lot line
 1. The following projections shall be permitted in a required setback or beyond the Street Lot Line:
 - a) Ordinary building projections, including but not limited to: water tables, sills, belt courses, and pilasters, may project up to twelve-inches (12") into a required setback or beyond the Street Lot Line, or beyond the face of an architectural projection.
 - b) Balconies above the first floor may project up to sixty-inches (60") in the right-of-way and have a minimum of nine feet (9') of clearance over the sidewalk. At no time shall a projection extend over a public street.
 - c) Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight-inches (8") of the back of curb. Any vertical supports anchored to the ground must be located at least four-feet (4') from the back of curb and have a minimum of nine feet (9') of clearance.
 - d) Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six-inches (36") into a required setback or beyond the street lot line, or beyond the face of an architectural projection, provided that no portion extending below seven feet-six inches (7'-6") above the immediate adjacent grade may project more than twelve-inches (12").
 - e) Architectural projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two-inches (42").
 - f) Show windows at the first floor may project up to forty-two-inches (42").
 4. Facades must reflect early 20th Century Texas architectural styles for this area. The Director of Planning or his/her designee will approve all facades. Appeals will be forwarded to City Council.
 5. Convenience Stores with Gas Pumps (east of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
 - No more than two (2) fuel pumps

- A porte-co-chere (no metal or plastic canopies) shall be attached to the building. Columns shall be constructed on the same material as the main structure.
6. Convenience Stores with Fuel Pumps (west of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
- Multiple pumps will be allowed but must be placed behind the building.
 - No more than three (3) fuel pumps allowed between the building and the Dallas North Tollway.
 - Canopy must be located behind the building with brick columns.
 - Back lit canopy lighting limited to the North and West side of the canopy
 - A porte-co-chere shall be attached to the building if fuel pumps face Main Street (FM 720) or if located between the building and the Dallas North Tollway.

SECTION 8: Amendment to Article IV, Section 2 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01.

A. Article IV, Section 2, Paragraphs 2.05(E) and 2.06(E)(1)(b), of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Landscape Area Requirements is hereby amended to read as follows:

SECTION 2
LANDSCAPE REQUIREMENTS

2.05 GENERAL STANDARDS

The following criteria and standards shall apply to landscape materials and installation:

- E. Properties in the Original Town Commercial District (OTC) that are developed or redeveloped shall provide a solid headlight screen where parking is adjacent to residential properties. The headlight screen shall be planted using five-gallon (5 gal.) materials in areas that are a minimum of two feet (2') in width. Where non-residential lots back or side to residential properties, a solid living screen with a minimum planting height of six feet (6') may be substituted for the required solid masonry wall with City approval.

2.06 LANDSCAPE AREA REQUIREMENTS

E. Non-Residential Landscaped Area Requirements

These standards apply to all non-residential uses. Any area within a Planned Development or overlay zoning district containing landscaping

standards shall comply with the standards requiring the most Large Trees.

1. Perimeter Requirements

- b. Where a non-residential development is adjacent to the property line of single-family zoned parcels or areas shown as single family use on the Future Land Use Plan, one (1) Large Tree, three inch (3") caliper minimum, will be planted on thirty foot (30') centers in a fifteen foot (15') landscape area (only a ten foot (10') landscape area is required in the OTC District). Areas where truck docks or loading spaces are adjacent to such property zoned single family, trees will be planted on twenty foot (20') centers.

B. Article IV, Section 2, Paragraph 2.06(E)(1)(b) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Landscape Area Requirements is hereby amended to include the following:

SECTION 2

LANDSCAPE REQUIREMENTS

2.06 LANDSCAPE AREA REQUIREMENTS

C. Single-Family Detached

All Single-Family Detached, Two Family (Duplex), and Town Home lots shall provide three inch (3") caliper trees from the Large Tree list included in this Ordinance. The Large Trees may be placed in the front or rear of the residential lot. The following minimum standards apply.

Original Town Residential	2 Trees
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SECTION 9: Amendment to Article IV, Section 4 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article IV, Section 4, Paragraph 4.02 and Paragraph 4.08(C) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Special Off-Street Parking Provisions and Location of Parking Spaces is hereby amended to read as follows:

SECTION 4

OFF-STREET PARKING REQUIREMENTS

4.02 SPECIAL OFF-STREET PARKING PROVISIONS – RESIDENTIAL DISTRICTS

- A. Required off-street parking shall be provided on the same site as the use it is to serve.
- B. No required parking shall be allowed except on a paved concrete, or other similar impervious surface if approved by City Council, parking space in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH, 2F, MF-1, MF-2, and MH Districts.
- C. In the A District, the required parking shall be on, at a minimum, washed gravel or similar all-weather surface.
- D. No parking space, garage, carport, or other automobile storage space shall be used for the storage of any heavy load vehicle.
- E. In the SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH and 2F Zoning Districts, there shall be a minimum of two (2) additional paved parking spaces provided behind the front property line only for the purpose of allowing on-site stacking or maneuvering to the required spaces.
- F. All required off-street parking spaces in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, TH and 2F Districts shall be located behind the front building line and shall be enclosed in the main or accessory building.
- G. In OTR, the front of the garage shall be setback a minimum of 20' from the projection of the front porch or building line (see Illustration 18).
- H. Circular driveways shall be designed to accommodate any required parking behind the front building line.
- I. In the MF-1 and MF-2 Districts parking shall be located behind the front building line.

4.08 LOCATION OF PARKING SPACES:

All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

- C. Required parking in the Original Town Commercial District (OTC) shall be reduced by fifty (50) percent of the current parking requirements as they exist or may be amended. If it is determined that due to existing space constraints, the requirements of this Ordinance cannot be met, the Planning and Zoning Commission and City Council may grant a reduction with site plan approval. No parking will be allowed in the front yard except west of the Burlington Northern – Santa Fe Railroad where slip roads will be allowed. The slip roads shall be of the same type and design as those constructed as a part of the Frisco Towne Square (south of FM 720).

SECTION 10: Amendment to Article IV, Section 5 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01. Article IV, Section 5, Paragraph 5.02 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Location of Required Screening is hereby amended to include the following:

**SECTION 5
SCREENING FENCE AND WALL REQUIREMENTS**

5.02 LOCATION OF REQUIRED SCREENING:

- K. A ten foot (10') irrigated living screen shall be required when parking is located adjacent to residential in the Original Town Commercial (OTC) District.

SECTION 11: Amendment to Article IV, Section 9 of Frisco's Comprehensive Zoning Ordinance No. 00-11-01.

A. Article IV, Section 9, Paragraphs 9.09(D) and 9.09(F) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Exterior Construction of Main Buildings is hereby amended to read as follows:

**SECTION 9
SPECIAL AND ADDITIONAL SUPPLEMENTARY REQUIREMENTS**

9.09 EXTERIOR CONSTRUCTION OF MAIN BUILDINGS (Z98-54; Ordinance No. 99-06-08)

- D. All exterior facades for a main building or structure in the OTC district shall be of clay fired brick construction. Original building materials would be allowed on buildings existing prior to November 1, 2000 for building expansion only. Additional materials may be used if deemed appropriate by the Director of Planning or his/her appointed representative.
- F. The City Council may approve materials which are equivalent to, or exceed, the standards set forth in Article IV, Section 9.09(A) and Article IV, Section 9.09(B). The City Council may also approve after a recommendation from the Planning and Zoning Commission, exceptions to the standards set forth in Article IV, Section 9.09(D) if the proposed material is determined by the City Council to be compatible with the historical architectural character of the OTC District.

B. Article IV, Section 9, Paragraph 9.09(G) of Frisco's Comprehensive Zoning Ordinance No. 00-11-01 establishing Exterior Construction of Main Buildings is hereby amended to include the following:

**SECTION 9
SPECIAL AND ADDITIONAL SUPPLEMENTARY REQUIREMENTS**

9.09 **EXTERIOR CONSTRUCTION OF MAIN BUILDINGS** (Z98-54; Ordinance No. 99-06-08)

- G. All exterior facades for the main and accessory buildings in the OTR district shall be of wood, non-combustible fiber cement siding construction or clay fired brick. Accessory buildings must be constructed in a similar architectural style as the main structure. Original building materials would be allowed on buildings existing prior to November 1, 2000 for building expansion only. Additional materials may be used if deemed appropriate by the Director of Planning or his/her appointed representative.

SECTION 12: Penalty Provision: Any person, firm, corporation or business entity violating this Ordinance or any provision of Frisco's Comprehensive Zoning Ordinance No. 00-11-01, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 8: Savings/Repealing Clause: Frisco's Comprehensive Zoning Ordinance No. 00-11-01 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

SECTION 9: Severability: Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 10: Effective Date: This Ordinance shall become effective from and after its adoption and publication as required by law the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, on this ____ day of _____ 2000.

KATHLEEN A. SEEI, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:

APPROVED AS TO FORM:

NAN PARKER
City Secretary

ABERNATHY, ROEDER, BOYD & JOPLIN, P.C.
RICHARD M. ABERNATHY
City Attorneys

DATE OF PUBLICATION: _____, *Frisco Enterprise*